



General Assembly

Amendment

February Session, 2022

LCO No. 4963



Offered by:
REP. HORN, 64th Dist.

To: House Bill No. 5175

File No. 18

Cal. No. 49

***"AN ACT ALLOWING POLICE OFFICERS TO OBTAIN
INFORMATION TO BE FURNISHED RELATIVE TO FIRE OR
EXPLOSION LOSSES."***

1 After the last section, add the following and renumber sections and
2 internal references accordingly:

3 "Sec. 501. Subdivision (1) of subsection (a) of section 29-292 of the
4 2022 supplement to the general statutes is repealed and the following is
5 substituted in lieu thereof (*Effective October 1, 2022*):

6 (a) (1) The State Fire Marshal and the Codes and Standards
7 Committee shall adopt and administer a Fire Safety Code and at any
8 time may amend the same in accordance with the provisions of section
9 29-292a. The code shall be based on nationally recognized model fire
10 and life safety codes and shall be revised as deemed necessary to
11 incorporate advances in technologies and improvements in construction
12 materials and any subsequent revisions to the model fire and life safety
13 codes not later than eighteen months following the date of first
14 publication of such revisions, unless the State Fire Marshal and the

15 committee certify that a revision is not necessary for such purpose. The
16 code shall provide for reasonable safety from fire, smoke and panic
17 therefrom, in all buildings, structures and areas adjacent to such
18 buildings and structures, except in private dwellings occupied by one
19 or two families and upon all premises. The code shall require [(1)] (A)
20 carbon monoxide detection and warning equipment in [(A)] (i) new
21 residential buildings not exempt under the code and designed to be
22 occupied by one or two families for which a building permit for new
23 occupancy is issued on or after October 1, 2005, and [(B)] (ii) all public
24 or nonpublic school buildings, and [(2)] (B) smoke detection and
25 warning equipment in [(A)] residential buildings designed to be
26 occupied by one or more families. [when a smoke detection and warning
27 system is installed or replaced, and (B) new residential buildings
28 designed to be occupied by one or more families for which a building
29 permit for new occupancy is issued on or after July 1, 2021, requiring in
30 buildings described in subparagraphs (A) and (B) of this subdivision,
31 equipment capable of operation using any power source permitted in
32 the standards adopted in the code.]

33 Sec. 502. Section 29-453 of the general statutes is repealed and the
34 following is substituted in lieu thereof (*Effective October 1, 2022*):

35 (a) Prior to transferring title to any real property containing a
36 residential building designed to be occupied by one or two families, [for
37 which a building permit for new occupancy was issued prior to October
38 1, 2005,] the transferor of such real property shall present to the
39 transferee an affidavit certifying (1) [that such building permit for new
40 occupancy was issued on or after October 1, 1985, or] that such
41 residential building is equipped with smoke detection and warning
42 equipment complying with this section, the Fire Safety Code, the State
43 Fire Prevention Code and the State Building Code, and (2) that such
44 residential building is equipped with carbon monoxide detection and
45 warning equipment complying with this section or does not pose a risk
46 of carbon monoxide poisoning because such residential building does
47 not contain a fuel-burning appliance, fireplace or attached garage.
48 Nothing in the affidavit shall constitute a warranty beyond the transfer

49 of title.

50 (b) Any transferor who fails to comply with the provisions of
51 subsection (a) of this section shall credit the transferee with the sum of
52 two hundred fifty dollars at closing.

53 (c) Any smoke detection and warning equipment required pursuant
54 to subsection (a) of this section shall be:

55 (1) [be capable] Capable of sensing visible or invisible smoke
56 particles; [,]

57 (2) [be installed] Installed in accordance with the manufacturer's
58 instructions and in the immediate vicinity of each bedroom; [, and]

59 (3) [be capable] Capable of providing an alarm suitable to warn
60 occupants when such equipment is activated; [Such equipment may be
61 operated using batteries.]

62 (4) Powered by the household electrical service, except such
63 equipment may be battery powered in a residential building for which
64 a building permit for new occupancy was issued prior to October 1,
65 1976;

66 (5) In a residential building for which a building permit for new
67 occupancy was issued on or after October 16, 1989, interconnected in
68 such a manner that the activation of the alarm on any smoke detection
69 and warning equipment in the residential building causes the alarm on
70 all smoke detection and warning equipment in such building to activate;
71 and

72 (6) In a residential building for which a building permit for new
73 occupancy was issued on or after May 1, 1999, located in all sleeping
74 areas.

75 (d) Any carbon monoxide detection and warning equipment
76 required pursuant to subsection (a) of this section shall be (1) [be]
77 capable of sensing carbon monoxide present in parts per million, (2) [be]

78 installed in accordance with the manufacturer's instructions, and (3) [be]
79 capable of providing an alarm suitable to warn occupants when such
80 equipment is activated. Such equipment may be operated using
81 batteries.

82 (e) The following shall be exempt from the requirements of
83 subsections (a) and (b) of this section: (1) Any transfer from one or more
84 coowners solely to one or more of the other coowners; (2) transfers made
85 to the spouse, mother, father, brother, sister, child, grandparent or
86 grandchild of the transferor where no consideration is paid; (3) transfers
87 pursuant to an order of the court; (4) transfers by the federal government
88 or any political subdivision thereof; (5) transfers by deed in lieu of
89 foreclosure; (6) any transfer of title incident to the refinancing of an
90 existing debt secured by a mortgage; (7) transfers by mortgage deed or
91 other instrument to secure a debt where the transferor's title to the real
92 property being transferred is subject to a preexisting debt secured by a
93 mortgage; and (8) transfers made by executors, administrators, trustees
94 or conservators."

This act shall take effect as follows and shall amend the following sections:

| | | |
|----------|-----------------|--------------|
| Sec. 501 | October 1, 2022 | 29-292(a)(1) |
| Sec. 502 | October 1, 2022 | 29-453 |